



Josephine County, Oregon

Community Development – Planning Division

700 NW Dimmick, Suite C / Grants Pass, OR 97526

(541) 474-5421 / Fax (541) 474-5422

E-mail: planning@co.josephine.or.us

May 25, 2018

NOTICE OF PUBLIC HEARING **Josephine County Planning Commission**

The Josephine County Planning Commission will conduct a public hearing on the land use request described below. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, *Public Hearings*, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the Planning Office (the basic hearing format is described below). A copy of the application, all documents and evidence relied upon by the applicant and the applicable criteria for a decision may be inspected at the Planning Office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased. Consistent with the RLDC, comments and other pertinent information regarding the application should be submitted within 15 days from the date of this notice to be considered in the review by Planning Staff.

REQUEST AND HEARING INFORMATION

OWNER/APPLICANT: Jantzer Enterprises Inc.

LOCATION: Upper River Road

LEGAL: 36-06-13-A0, Tax Lot (TL) 500 & 36-06-13-B0, Tax Lot (TL) 200

ZONE: Rural Residential (RR5)

REQUEST: If approved, this request to allow a 7-lot subdivision for single-family residential development located in the Grants Pass Urban Reserve. Primary access proposed by extension of Hudson Lane constructed to Josephine County Public Works standards, with construction of an emergency access road over an existing easement, which connects to Upper River Road. Development will include upgrade to routing of existing GPID irrigation ditch.

CRITERIA: The criteria (listed by citation and caption only) applicable to the request: **Rural Land Development Code:** Section 51.020.A.2 ~ Subdivision Tentative Plan Review Authority (Planning Commission); Section 51.040 ~ Application Requirements; Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>

PLACE: Anne Basker Auditorium Annex of the Courthouse, 600 NW 6th Street, GPO

DATE & TIME: **Monday, June 18, 2018 ~ 6:00 p.m.**

HEARING: The hearing will be conducted according to Article 31, *Public Hearings*, of the RLDC. The hearing will use the following format: [1] the Chair will explain the hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] opponents, if allowed, may offer surrebuttal; [8] if requested by the Commission, the planner will summarize the request, criteria, and evidence; [9] the Commission may question participants and/or involved county staff (*participants may question staff with the Commission's permission*); [10] the Commission will close the hearing for deliberation and decision.

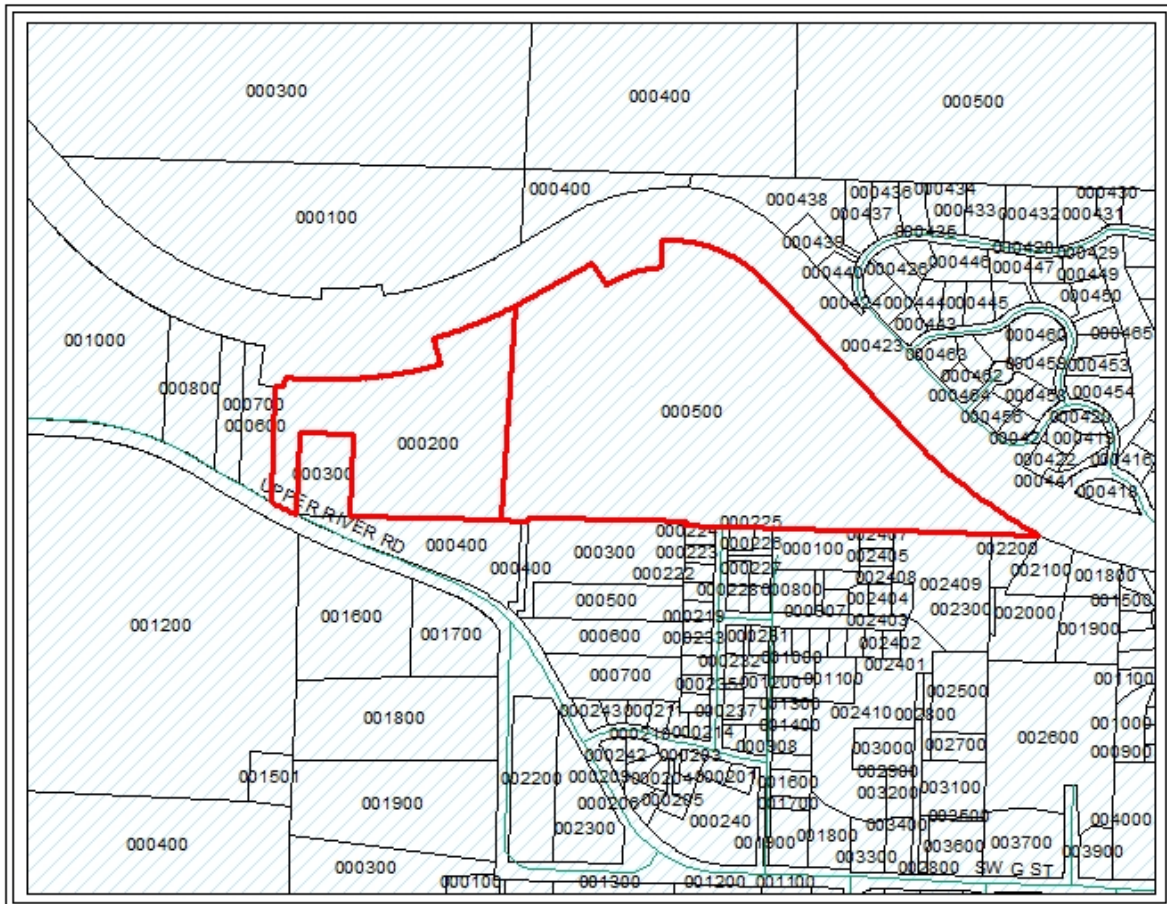
CONTACT PERSON: The planner handling the file is Nora Schwartz (541) 474-5417; Email: nschwartz@co.josephine.or.us

APPEAL ISSUES: Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Commission to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing.




NOTICE: If you are a mortgagee, lienholder, vendor or seller, state law requires that you promptly forward

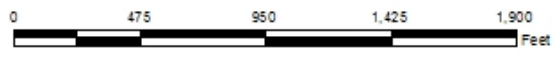
this notice to the purchaser of the property. (ORS 215.513)

SUBDIVISION



SUBJECT PROPERTY
UPPER RIVER ROAD

-  Streets
-  Taxlots
-  MRMPO_FinalBoundary_Nov2012



1:7,760



The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used in support of purchase or other investment. Neither Josephine County, Cave Junction, nor Grants Pass will accept responsibility for any errors or inaccuracies in the depicted information.

Date: 5/8/2018